

159.0

0005

0013.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

989,000 / 989,000

USE VALUE: 989,000 / 989,000

ASSESSED: 989,000 / 989,000



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		OAKLAND AVE, ARLINGTON

## OWNERSHIP

Unit #: \_\_\_\_\_

Owner 1: LEBLANC LISA MARIE

Owner 2: BELLANCA JAMES V II

Owner 3: \_\_\_\_\_

Street 1: 215 OAKLAND AVE

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

StProv: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02476 Type: \_\_\_\_\_

## PREVIOUS OWNER

Owner 1: HALE EZRA -

Owner 2: BJORK KRISTIN R -

Street 1: 215 OAKLAND AVE

Twn/City: ARLINGTON

StProv: MA Cntry: \_\_\_\_\_

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Clapboard Exterior and 2374 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7000.000	548,000		441,000	989,000			105665
							GIS Ref		
							GIS Ref		
							Insp Date		
							08/08/16		

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1 of 1

Residential

CARD ARLINGTON

APPRAISED:

989,000 / 989,000

USE VALUE:

989,000 / 989,000

ASSESSED:

989,000 / 989,000

!12408!

PRINT

Date

Time

12/11/20

02:29:59

LAST REV

Date

Time

09/07/16

14:10:25

apro

12408

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	548,200	0	7,000.	441,000	989,200	989,200	Year End Roll	12/18/2019
2019	101	FV	412,500	0	7,000.	441,000	853,500	853,500	Year End Roll	1/3/2019
2018	101	FV	412,500	0	7,000.	371,700	784,200	784,200	Year End Roll	12/20/2017
2017	101	FV	412,500	0	7,000.	340,200	752,700	752,700	Year End Roll	1/3/2017
2016	101	FV	342,700	0	7,000.	289,800	632,500	632,500	Year End	1/4/2016
2015	101	FV	319,200	0	7,000.	252,000	571,200	571,200	Year End Roll	12/11/2014
2014	101	FV	319,200	0	7,000.	233,100	552,300	552,300	Year End Roll	12/16/2013
2013	101	FV	319,200	0	7,000.	221,800	541,000	541,000		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALE EZRA,	54850-514		6/18/2010		567,500	No	No		
COLEMAN RONALD	46675-160		12/16/2005		605,000	No	No		
COLEMAN ROBERT	22671-72		11/30/1992		17,830	No	No	A	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/15/2015	1328	Heat App	26,440	9/15/2015				Installation of 2	8/8/2016	Inspected	DGM	D Mann											
7/1/2015	847	Addition	314,120	7/1/2015				Strip and re-roof.	8/8/2016	Permit Visit	DGM	D Mann											
8/21/2009	726	Manual	8,130						10/14/2008	Inspected	189	PATRIOT											
7/22/2009	613	Redo Bat	17,280						12/16/1999	Mailer Sent													
8/1/2008	867	Re-Roof	7,300						12/6/1999	Measured	256	PATRIOT											
9/6/1995	511		10,000					REMODEL KIT/WINDOW	7/17/1993		AJS												

Sign: VERIFICATION OF VISIT NOT DATA

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